



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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Governor

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SHEILA Y. OLIVER
LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director/Secretary

Resolution No. 2021-08
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Date: April 7, 2021

RESOLUTION

AUTHORIZING AN AMENDMENT TO THE STATE PLAN POLICY MAP IN LAKEWOOD TOWNSHIP, OCEAN COUNTY

WHEREAS, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. (the Act), the State Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and

WHEREAS, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations set forth in N.J.A.C. 5:85-8.3 et seq., that establish a process for amendments to the State Plan Policy Map of the State Plan as a means to implement the State Plan and to foster cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, on December 7, 2017, the Township of Lakewood received Plan Endorsement from the Commission, along with agreement to enter into a Plan Implementation Agreement; and,

WHEREAS, on December 20, 2019, the Township of Lakewood chose to initiate a State Plan Policy Map amendment petition (Petition) in conjunction with its biennial review to create a new Industrial Node of approximately 16 acres of land in the Township of Lakewood, Ocean County, that is entirely within a Suburban Planning Area (PA 2); and

WHEREAS, after Lakewood sent public notice of the Petition with the new Industrial Node, the Township of Brick informed the Office of Planning Advocacy at the August 26, 2020 Plan Implementation Committee (PIC) meeting that there were concerns from local and county entities in the region about the ingress and egress from the site in Lakewood on the border of Brick onto Ocean County Route 528, also known as Cedar Bridge Avenue; and

WHEREAS, at the August 26, 2020 meeting, the PIC recommended that the Office of Planning Advocacy (OPA) confer with Ocean County, Brick, and Lakewood to seek more information before proceeding with a recommendation on the Petition to the Commission; and

WHEREAS, the Executive Director of OPA conducted several meetings, and additional discussions were held between the parties; and

WHEREAS, the Executive Director has determined the proposed map amendment in the Petition is consistent with the State Plan and that the long-term solution is best addressed by supporting the proposed map amendment; and

WHEREAS, the PIC met on March 17, 2021 to discuss the Petition again and voted in favor of moving the Petition to the State Planning Commission; and,

WHEREAS, the State Planning Commission has reviewed the Executive Director's attached recommendation and supporting documentation and agrees that the Petition is consistent with the State Plan.

NOW THEREFORE BE IT RESOLVED that the Commission hereby agrees to authorize a State Plan Policy Map amendment to create an Industrial Node for Blocks 1173, 1174, 1185, 1186, 1196 and a portion of Blocks 1184, 1187 and 1195 as depicted on the attached map in Lakewood Township, Ocean County, based on and for the reasons described in the recommendations in the memoranda attached hereto and incorporated herein; and

BE IT FURTHER RESOLVED, that the members of the Commission and the Executive Director of the OPA are hereby authorized and directed to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution.

I hereby certify that this resolution was
duly adopted by the State Planning Commission
at its meeting on April 7, 2021



Donna A Rendeiro, Secretary
State Planning Commission

Dated: April 7, 2021